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NOTICE  
PUBLIC AUCTION OF REAL ESTATE

## City of Lynchburg

**DATE:** Wednesday, May 03, 2023

**TIME:** 1:00 p.m.

**PLACE:** Monument Terrace

900 Court Street

Lynchburg, VA

To be sold for the collection of delinquent real estate taxes:

**PARCEL 1**

Allen H. Bailey (NON-JUDICIAL SALE)

410 Floyd Street

Tax Map No. 009-24-017

Assessed Value \$10,500.00

**PARCEL 2**

City of Lynchburg vs. Seagpher Bateman (#22-836)

1114 11<sup>th</sup> Street

Deed Book 861, page 300

Tax Map No. 010-22-013

Improved

Assessed Value \$61,600.00

**PARCEL 3**

O. M. Blackwell (NON-JUDICIAL SALE)

2418 Morson Street

Tax Map No. 050-21-002

Assessed Value \$5,300.00

**PARCEL 4**

City of Lynchburg vs. William S. Cabell (#22-940)

3025 Campbell Avenue

Lot 3 and part of Lot 2, Block 53, Fairview Heights Addition

Deed Book 859, page 745; Plat at Deed Book 80, page 256

Tax Map No. 083-17-002

Improved

Assessed Value \$76,700.00

**PARCEL 5**

Thelma M. Coleman (NON-JUDICIAL SALE)

1821 Vine Street

Tax Map No. 025-35-007

Assessed Value \$10,000.00

**PARCEL 6**

Willie L. Collins (NON-JUDICIAL SALE)

1005 Jackson Street

Tax Map No. 010-06-002

Assessed Value \$20,000.00

**PARCEL 7**

City of Lynchburg vs. Tina Marie Condon (#22-751)

314 Harrison Street

Instrument Number 180001878

Tax Map No. 024-06-009

Improved

Assessed Value \$102,600.00

Appraised Value \$155,000.00

**PARCEL 8**

City of Lynchburg vs. Sam Daggett (#22-753)  
1674 Callaham Street; Lot 7, Block 8, Melrose Addition  
Instrument Number 160005751; Plat at Deed Book 77, page 586  
Tax Map No. 027-36-017  
Improved  
Assessed Value \$32,500.00

**PARCEL 9**

Billy Davis (NON-JUDICIAL SALE)  
2524 Holliday Street  
Tax Map No. 049-08-023  
Assessed Value \$4,000.00

**PARCEL 10**

City of Lynchburg vs. Lee Ann Detchemendy (#22-840)  
3101 Link Road #25; Lot 5, Block F, Forest Townhouses  
Deed Book 648, page 169; Plat at Deed Book 491, page 684  
Tax Map No. 169-15-032  
Improved  
Assessed Value \$74,000.00

**PARCEL 11**

City of Lynchburg vs. Jodie Elliott James (#22-1065)  
Parcel I of this suit  
3615 Montridge Place  
Instrument Number 210004620  
Tax Map No. 165-04-012  
Unimproved  
Assessed Value \$18,000.00  
*Adjoins Parcel 12*

**PARCEL 12**

City of Lynchburg vs. Jodie Elliott James (#22-1065)  
Parcel II of this suit  
3611 Montridge Place  
Instrument Number 210004620  
Tax Map No. 165-04-013  
Unimproved  
Assessed Value \$18,000.00  
*Adjoins Parcel 11*

**PARCEL 13**

Nathaniel M. Monroe (NON-JUDICIAL SALE)  
1312 Taylor Street  
Tax Map No. 026-08-016  
Assessed Value \$12,100.00

**PARCEL 14**

City of Lynchburg vs. Lelia H. Proctor (#22-1056)  
1700 Buchanan Street  
Deed Book 625, page 269  
Tax Map No. 026-39-001  
Improved  
Assessed Value \$23,800.00

**PARCEL 15**

Nile Wallace (NON-JUDICIAL SALE)  
1306 Buchanan Street  
Tax Map No. 026-13-015  
Assessed Value \$9,500.00

**PARCEL 16**

Sherman Washington (NON-JUDICIAL SALE)  
804 Taylor Street  
Tax Map No. 010-19-015  
Assessed Value \$24,800.00

Additional information is available from my office by consulting the legal section of the Lynchburg News & Advance on the following dates: 4/18/23; 4/25/23; 5/02/23.

All parcels are subject to redemption or prior sale and may be withdrawn from sale.

All bids are subject to approval by the City and the Circuit Court.

The terms of sale are cash, or in the alternative, a down payment of not less than 25% of the bid price with the balance due in ten days. Each sale is subject to confirmation by the Court. Taxes will be paid through the date of sale. Possession is given upon confirmation of sale. Premises at risk of purchaser from the time bid off.

All parcels are sold in gross and not by the acre and are subject to any discrepancies on the County land maps and to possible rights of parties in possession, encroachments, overlaps, overhangs, deficiency in quantity, all questions of boundaries, location and acreage which a current and accurate survey would disclose, roadways, unrecorded easements, or any other matter not of record which could be disclosed by inspection of the premises. There is no guarantee that there is a right-of-way to the property. There is no warranty as to the accuracy of the records of the Assessor, Treasurer, GIS system or the information contained herein. No warranty is made as to the insurability of title.

Prospective purchasers should complete any inspection of the property and investigations as to the title prior to the sale.

Successful purchasers will receive a Special Warranty Deed. Recordation costs are at the expense of the Purchaser.

Please contact me if I can be of further assistance.

Cordially yours,

*James W. Elliott*

James W. Elliott

*JWE/blc*